

56-76
01727DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE
(017211)

KNOW ALL MEN BY THESE PRESENTS, That **LAURA A. GAGNON** of Waterville, County of Kennebec, State of Maine, duly appointed and acting **Personal Representative of the Estate of Raymond J. Gagnon**, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to **LAURA A. GAGNON** of Waterville, County of Kennebec, State of Maine, whose mailing address is 121 North Street, Waterville, ME 04901, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, situated on the easterly side of North Street, in the City of Waterville, County of Kennebec, State of Maine, being more particularly described as follows:

Beginning at a steel pin set in the easterly line of North Street; thence N 57° 44' 56" E a distance of 174.6 feet to a stone monument found in the southerly line of a proposed but as of this date, unaccepted way entitled "Prospect Street"; thence S 61° 47' 23" E and continuing along the southerly line of Prospect Street a distance of 40.05 feet to a steel pin set; thence N 28° 12' 37" E along the centerline of a portion of said Prospect Street which was vacated by the City Council of the City of Waterville (Order #9-1991) a distance of 25.00 feet to a steel pin set at the southwesterly corner of land now or formerly owned by Duane and Karen Wheeler, said Wheelers' deed is recorded in Kennebec County Registry of Deeds, Book 3000, Page 110; thence S 61° 47' 23" E along the southerly line of said Wheelers a distance of 30.00 feet to a steel pin set in the southerly line of said Wheelers in the center of a vacated proposed but unaccepted way entitled "Clarke Street" (for vacation see Order #9-1991) and the northwesterly corner of land now or formerly owned by Bradley and Judith Jordan, said Jordans' deed is recorded in said Registry, Book 3150, Page 266; thence S 28° 12' 37" W along the centerline of said vacated Clarke Street, the westerly line of said Jordans and the westerly line of land now or formerly owned by Thomas and June York, said Yorks' deeds are recorded in said Registry, Book 2045, Page 44 and Book 1926, Page 134 a distance of 194.11 feet to a steel pin set in the westerly line of said Yorks and in the centerline of said vacated Clarke Street; thence S 64° 53' 24" W and continuing along the westerly line of said Yorks and the centerline of said vacated Clarke Street a distance of 79.63 feet to a steel pin set at the southwest corner of said Yorks and in the easterly line of North Street; thence N 25° 06' 36" W along the easterly line of said North Street a distance of 135.47 feet, more or less, to the point of beginning.

Steel pins referred to as set are 5/8" steel rebar with surveyors identification cap.

Bearing referred to are magnetic 1992.

Meaning and intending to describe a parcel of land containing 24,677 square feet and being all of Lots 40, 42 and 43 and a portion of Lots 39 and 41 as delineated on a plan entitled

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"Hillcrest", said plan is on record in Plan Book 1, Page 60 at the Kennebec County Registry of Deeds. Source of title is derived from a deed to Raymond J. and Laura A. Gagnon from Marie Veilleux dated June 19, 1972, recorded in Kennebec County Registry of Deeds, Book 1586, Page 735, a deed to Raymond J. Gagnon from Raymond Lightbody dated April 18, 1949, recorded in said Registry, Book 892, Page 414, a deed to Raymond J. Gagnon from the City of Waterville dated March, 1973, and recorded in said Registry, Book 1629, Page 191. Laura A. Gagnon quitclaimed her rights to the property to Raymond J. Gagnon by a deed dated February 14, 1976, recorded in said Registry, Book 1964, Page 54.

Also, another certain lot or parcel of land situated on the easterly side of North Street in the City of Waterville, County of Kennebec, State of Maine, being more particularly described as follows:

Beginning at a steel pin set at the intersection of the easterly line of North Street and the southerly line of a proposed, but as of this date, unaccepted way entitled "Prospect Street"; thence N 64° 53' 24" E along the southerly line of said Prospect Street a distance of 27.00 feet to a steel pin set; thence S 61° 47' 23" E and continuing along the southerly line of Prospect Street a distance of 245.09 feet to a stone monument found; thence S 57° 44' 56" W a distance of 174.76 feet to a steel pin set in the easterly line of North Street; thence N 25° 06' 36" W along the easterly line of said North Street a distance of 218.29 feet, more or less, to the point of beginning.

Steel pins referred to as set are 5/8" steel rebar with surveyors identification cap.

Bearing referred to are magnetic 1992.

Being the same premises conveyed by quitclaim deed with covenant from Lawrence A. Blake to Laura A. Gagnon, individually, and Laura A. Gagnon in her capacity as Personal Representative of the Estate of Raymond J. Gagnon dated May 9, 1994, recorded in Kennebec County Registry of Deeds, Book 4700, Page 329.

WITNESS my hand and seal this 30th day of June, 1994.

Andre Wyman

Laura A. Gagnon
Laura A. Gagnon

STATE OF MAINE
COUNTY OF KENNEBEC

June 30, 1994



Then personally appeared the above-named Laura A. Gagnon in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

94 JUL 11 AM 9:00

Before me,

Elaine R. Salley
Notary Public/Attorney-at-Law

Printed Name:

ELAINE R. SALLEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 12, 1997

ATTEST: Norma Ruth Mann
16-061394
REGISTER OF DEEDS